

B-2189

John C. Knipp & Sons Furniture Store (preferred)
343 N. Charles Street
Private

1913

Summary

The John C. Knipp & Sons Furniture Store is locally significant in architectural history for its finely detailed Classical Revival facade. The Knipp Store should be viewed as one of a pair with the G.T. Sadtler & Sons Optometrists Building (B-2190), 345 North Charles Street. The two adjoining facades were both designed by Joseph E. Sperry and complement each other in style. Their variations are based mostly on Italian Renaissance sources.

Maryland Historical Trust State Historic Sites Inventory Form

Survey No. B-2189

Magi No. 0421895711

DOE ☐ yes ☒ no

1. Name (indicate preferred name)

historic John C. Knipp & Sons Furniture Store (preferred)

and/or common Hooper, Kiefer & Cornell Law Offices

2. Location

street & number 343 N. Charles Street ☐ not for publicationcity, town Baltimore ☐ vicinity of congressional district 3rd

state Maryland county

3. Classification

| Category | Ownership | Status | Present Use | |
|---|--|---|--|--|
| <input type="checkbox"/> district | <input type="checkbox"/> public | <input checked="" type="checkbox"/> occupied | <input type="checkbox"/> agriculture | <input type="checkbox"/> museum |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> unoccupied | <input checked="" type="checkbox"/> commercial | <input type="checkbox"/> park |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input type="checkbox"/> work in progress | <input type="checkbox"/> educational | <input type="checkbox"/> private residence |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input type="checkbox"/> entertainment | <input type="checkbox"/> religious |
| <input type="checkbox"/> object | <input type="checkbox"/> in process | <input type="checkbox"/> yes: restricted | <input type="checkbox"/> government | <input type="checkbox"/> scientific |
| | <input type="checkbox"/> being considered | <input checked="" type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial | <input type="checkbox"/> transportation |
| | <input checked="" type="checkbox"/> not applicable | <input type="checkbox"/> no | <input type="checkbox"/> military | <input type="checkbox"/> other: |

4. Owner of Property (give names and mailing addresses of all owners)

name 343 Associates

street & number 343 North Charles Street telephone no.:

city, town Baltimore state and zip code Maryland 21201

5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Courthouse liber WA 3984

street & number Fayette and Calvert Streets folio 63

city, town Baltimore state Maryland 21202

6. Representation in Existing Historical Surveys

title Baltimore Neighborhood Survey

date 1975 ☐ federal ☐ state ☐ county ☒ local

depository for survey records Commission for Historical and Architectural Preservation

city, town Baltimore state Maryland 21201

7. Description

Survey No. B-2189

Condition

☒ excellent
☐ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Summary

The John C. Knipp & Sons Furniture Store is a 3 story commercial building with a white marble Classical Revival facade built in 1913 and located on the east side of North Charles Street south of the intersection with Mulberry Street in central Baltimore, Maryland. The first floor storefront was altered in the early 1970's, but the arcade and loggia on the second floor and other parts of the facade remain mostly intact.

General Description

The facade above the first floor has three bays. On the second floor, an arcade with three round arches is supported by Tuscan columns. Each arch has a key console. Three large arched french windows correspond to the arches and a bronze lantern hangs before the central window. On the third floor are three rectangular 3/3 windows with plain surrounds and semi-circular iron grilles before each. Storm windows were in place on the third story at the time of survey. The cornice has rosette and dentil moldings below a small parapet.

The first floor is separated from the second by a fret molding. The first story originally had a central entrance and display windows. These were removed in the early 1970's during the conversion to professional offices. The marble enframement of the storefront remains, but the present wall is a soled metallic panel deeply recessed within the frame. An off-center glass and metal door and transom complete the facade. A small iron balustrade along the former facade line separates the metal panel wall from the public sidewalk.

8. Significance

Survey No.

B-2189

| Period | Areas of Significance—Check and justify below | | | |
|---|--|---|---|--|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> literature | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military | <input type="checkbox"/> social/ |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> humanitarian |
| <input type="checkbox"/> 1800-1899 | <input type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> theater |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input type="checkbox"/> transportation |
| | | <input type="checkbox"/> invention | | <input type="checkbox"/> other (specify) |

Specific dates 1913 **Builder/Architect** Joseph Evans Sperry, architect

check: Applicable Criteria: ☐ A ☐ B ☒ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

Summary

The John C. Knipp & Sons Furniture Store is locally significant in architectural history for its finely detailed Classical Revival facade. The Knipp Store should be viewed as one of a pair with the G. T. Sadtler & Sons Optometrists Building (B-2190), 345 North Charles Street. The two adjoining facades were both designed by Joseph E. Sperry and complement each other in style. Their variations are based mostly on Italian Renaissance sources.

Background and Support

The building at 343 North Charles Street was probably originally built about 1820, one of several brick rowhouses erected by various builders and house carpenters on Charles S. Ridgely's land along Charles Street. Little information on its subsequent occupants prior to the early 20th century was discovered during this survey. However, it can be reasonably assumed that the building was originally residential and later had a combined commercial or professional and residential use, similar to the evolution of other buildings on this section of Charles Street.

By 1904, the building was probably entirely in commercial use, as many businesses burned out in the 1904 fire began leasing and buying new properties on North Charles Street. From 1909 to early 1913, the George B. Skinner Company, tobacco merchants, leased the entire building. In early 1913, the owner, Lemuel T. Appold, hired Joseph Evans Sperry to design a new building for the site, which Appold had acquired in 1911. Construction by John Hiltz and Sons began in late May or early June 1913 and the building was completed in December.

Although not entirely clear from the available sources, it is probable that this was a completely new building, not a new facade treatment. Laurence H. Fowler, whose architectural office was located in 347 North Charles, acquired an interior archway from the original 343 North Charles Street building and had it installed in his office area. A mantel from 343 North Charles was likewise relocated to the home of

(continue, please)

9. Major Bibliographical References

Survey No. B-2189

Baltimore City Directories
Baltimore Sun, December 28, 1913
Daily Record, May 24, 1913
Land Records of Baltimore City

10. Geographical Data

Acreage of nominated property _____

Quadrangle name Baltimore EastQuadrangle scale 1:24000

UTM References do NOT complete UTM references

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Verbal boundary description and justification

CO-terminous with lot size approximately 24'4"x137'

List all states and counties for properties overlapping state or county boundaries

| state | code | county | code |
|-------|------|--------|------|
|-------|------|--------|------|

| state | code | county | code |
|-------|------|--------|------|
|-------|------|--------|------|

11. Form Prepared By

name/title Janet L. Davis, Historical Preservation Analystorganization Comm. for Hist. & Arch. Pres. date January, 1985street & number 606 Tower Suites, 118 N. Howard Street telephone 396-4866city or town Baltimore state Maryland 21201

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

William Dixon in Guilford. Photographs of these two features are in the Fowler scrapbook at the Baltimore Museum of Art.

The Baltimore Sun of December 28, 1913 ran a picture and short article on the newly completed building in which it was described as "one of the most distinctive little buildings of the city." It was further stated that the facade was "unlike any office or business building in Baltimore in this country" and distinctly a departure in the small business buildings of American cities." Appold's program was said to have been only for a store facade that would be memorable. Sperry took a version of the then-current Classical Revival style with roots in the Italian Renaissance and adapted it for a small narrow facade with great success.

Although it is doubtful that the Knipp Store facade was unique in America, it was sufficiently unusual in Baltimore to give further impetus to the trend of new, elegant marble facades on North Charles Street. This gave Charles Street its distinctive appearance compared with the brick-fronted residential-looking side streets and the skyscrapers of the rebuilt Burnt District. The next year, Sperry designed a complementary facade for the G.T.Sadtler & Sons Optometrists building (B-2190) next door at 345 North Charles.

The John C. Knipp & Sons Furniture Company occupied the 343 North Charles building from 1914 to at least 1942. From 1956 to 1964, Maison Annette, a women's clothing store, occupied at least part of the building. The law firm which presently occupies most of the building acquired the property in 1973.

BALTIMORE METROCENTER SURVEY

SURVEY NO.: B-2189

AREA: Cathedral Hill

MAGI NO.: 0421895711

Address: 343 North Charles Street

Current Name: Hooper, Kiefer & Cornell law offices

Block: 581 Lot: 10

Lot size: 24 ft. X 137 Ft.

Height: 3

Materials: Marble

Condition: Excellent

Owner: 343 Associates

Use: Commercial

Accessible: yes, unrestricted

Designation:

Liber/Folio: WA 3984/63



Historic Name: John C. Knipp & Sons Furniture Store

Date: 1913

Architect/Builder: Joseph E. Sperry, arch; John Hiltz & Sons, builder

Style (if appropriate): Classical Revival

Description:

The facade has an altered store front on the ground floor, composed of a recessed modern metallic panel wall and a glass and steel off-center entrance. The marble surround of the original store front remains in place. The second and third floors are three bays wide. The second floor, set off from the store front by a fret molding, has a loggia with 3 round arches supported on Tuscan columns. At the rear of the loggia are three arched French windows. A bronze lantern hangs before the center window. The third floor has three 3/3 windows with semi-circular grilles. The cornice has rosette and dentil moldings and is surmounted by a small parapet.

Significance:

Area: Architecture

Level: Local

The John C. Knipp & Sons Furniture Store is significant for its finely detailed Classical Revival facade. The Knipp Store should be viewed as one of a pair with the G. T. Sadtler & Sons Optometrists Store (B-2190), 345 N. Charles Street. The two adjoining facades were both designed by Joseph E. Sperry and complement each other in style. Their variations are based mostly on Italian Renaissance sources.

Sources: BS, 12-28-13; DR, 5-24-13. City Directories, Land Records
Surveyor and Date: Janet Davis, January, 1985

Baltimore Metrocenter Survey
Cathedral Hill Area
John C. Knipp & Sons Furniture Store
343 North Charles Street
B-2189



John C. Knipp & Sons Furniture B-2189
343 North Charles Street
Cathedral Hill - Metrocenter Survey
Baltimore (City), Maryland
Photo: Janet Davis
Date: August 1984
Neg. loc.: Maryland Historical Trust
West elevation

B-2189

MAG#0421895711

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM
for the
NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

SEE INSTRUCTIONS

| | | | | | |
|---|--|--|--------------------|--|--|
| 1. NAME | | | | | |
| COMMON: Hooper, Kiefer, Cornell and O'Ferrall | | | | | |
| AND/OR HISTORIC: | | | | | |
| 2. LOCATION | | | | | |
| STREET AND NUMBER: 343 North Charles Street | | | | | |
| CITY OR TOWN: Baltimore | | | | | |
| STATE Maryland | | | COUNTY: | | |
| 3. CLASSIFICATION | | | | | |
| CATEGORY (Check One) | | OWNERSHIP | | STATUS | ACCESSIBLE TO THE PUBLIC |
| <input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object | | <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both | | Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered | <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress |
| PRESENT USE (Check One or More as Appropriate) | | | | | |
| <input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment | | <input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum | | <input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific | <input type="checkbox"/> Transportation <input checked="" type="checkbox"/> Other (Specify) Law Offices |
| <input type="checkbox"/> Comments | | | | | |
| 4. OWNER OF PROPERTY | | | | | |
| OWNER'S NAME: Hooper, Kiefer, Cornell and O'Ferrall | | | | | |
| STREET AND NUMBER: 343 North Charles Street | | | | | |
| CITY OR TOWN: Baltimore | | | STATE: Maryland | | 21201 |
| 5. LOCATION OF LEGAL DESCRIPTION | | | | | |
| COURTHOUSE, REGISTRY OF DEEDS, ETC: Land Records Office Room 601 Baltimore City Courthouse | | | | | |
| STREET AND NUMBER: St. Paul and Fayette Streets | | | | | |
| CITY OR TOWN: Baltimore | | | STATE: Maryland | | 21201 |
| Title Reference of Current Deed (Book & Pg. #) RHB3061-547 | | | | | |
| 6. REPRESENTATION IN EXISTING SURVEYS | | | | | |
| TITLE OF SURVEY: City of Baltimore Neighborhood Survey | | | | | |
| DATE OF SURVEY: November 1975 <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input checked="" type="checkbox"/> Local | | | | | |
| DEPOSITORY FOR SURVEY RECORDS: Commission for Historic and Architectural Preservation | | | | | |
| STREET AND NUMBER: Room 900 26 South Calvert Street | | | | | |
| CITY OR TOWN: Baltimore | | | STATE: Maryland | | 21202 |

| 7. DESCRIPTION | |
|--|--|
| CONDITION | (Check One) |
| | <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins <input type="checkbox"/> Unexposed |
| | <div style="display: flex; justify-content: space-between;"> <div>(Check One)</div> <div>(Check One)</div> </div> <input checked="" type="checkbox"/> Altered <input type="checkbox"/> Unaltered <input type="checkbox"/> Moved <input type="checkbox"/> Original Site |
| DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE | |
| <p>This attached brick building which is located third from the corner of East Mulberry and North Charles Streets is three stories tall, has a flat roof and has had an impressive classical looking marble facade added to the building. The first story appears to have been remodeled since the addition of the marble facade. The first story has a recessed appearance the store front window no longer exists. A rectangular wood door is located to the left with a rectangular glass transom above it. The first floor is extremely contemporary looking and is quite a contrast to the second and third floors. The second story is articulated by three arched which are supported by Tuscan Doric columns. Behind the columns are complementary full arched pane-glass doorways. The third story is three bays wide with rectangular recessed windows with three over two rectangular panes. Each of the windows has a semi-circular iron railing which extends halfway up. The cornice is also constructed of marble and has a low wall above it. The building is the same proportion as the buildings adjacent to it. It complements 345 N. Charles Street.</p> | |

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|---------------------------------------|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|--------------------------------------|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Phi- | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | losophy | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Science | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Art | Architecture | <input type="checkbox"/> Social/Human- | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Literature | itarian | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | <input type="checkbox"/> Transportation | _____ |

STATEMENT OF SIGNIFICANCE

See 347 North Charles St.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

10. GEOGRAPHICAL DATA

| LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY | | | | O R | LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES | | | |
|--|----------|---------|---------|--------|---|---------|---------|--|
| CORNER | LATITUDE | | | | LONGITUDE | | | |
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| SE | 0 | ' | " | | 0 | ' | " | |
| SW | 0 | ' | " | | 0 | ' | " | |

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreage Justification:

247-4 x 137

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:

Nancy Krieger, Margaret Mack, Lee Wallace

ORGANIZATION

Goucher College

DATE

11/15/75

STREET AND NUMBER:

CITY OR TOWN:

Towson

STATE

Maryland

21204

12.

State Liaison Officer Review: (Office Use Only)

Significance of this property is:

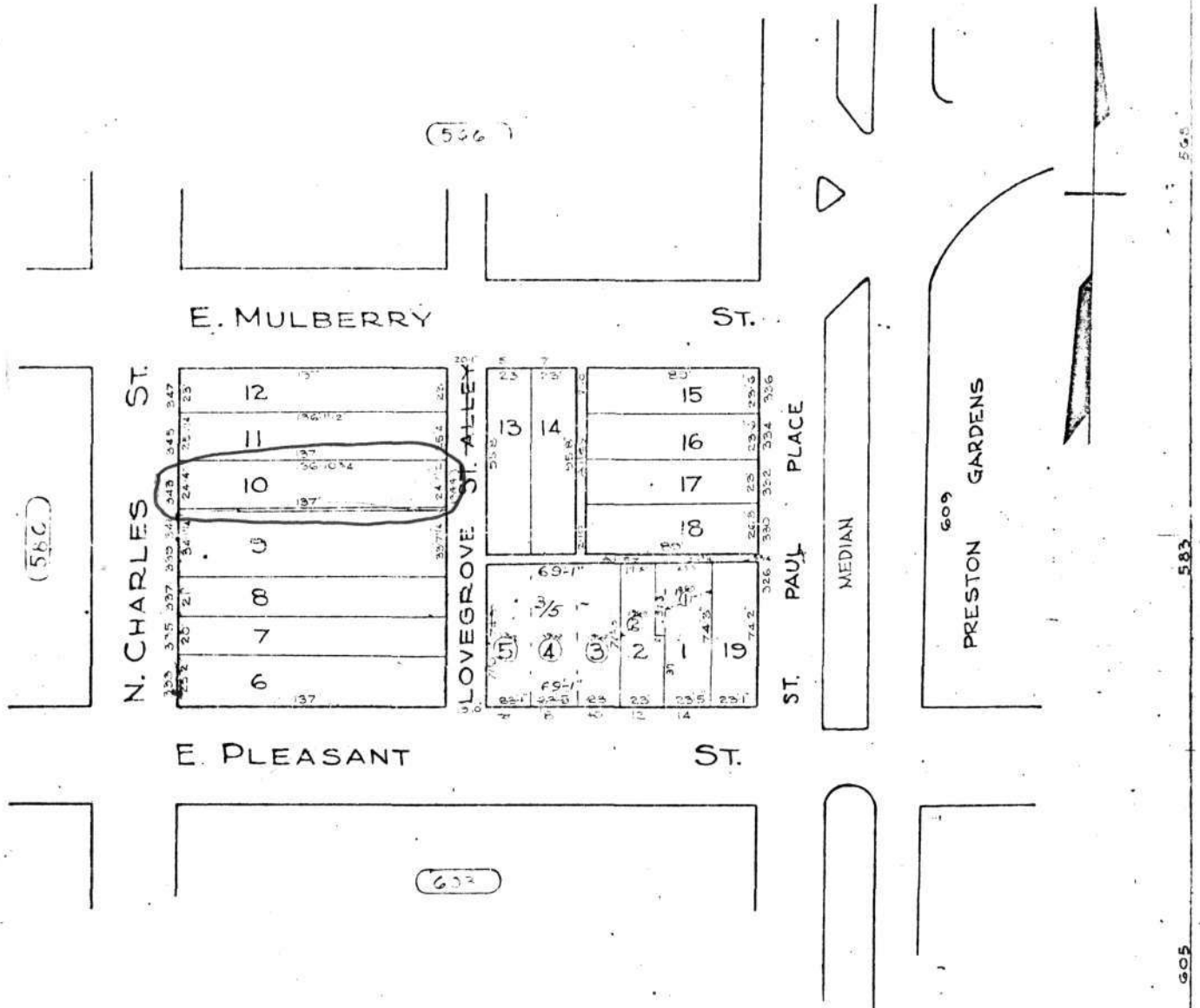
National ☐ State ☐ Local ☐

Margaret M. Mack
Signature

REVISIONS

Leaf 1-2 North Line and 4 Pgs. 6 & 8, 6201
 Vols 3, 4 & 5 Cons. Map Act, 1950 & 1951

B-2189



NOTICE

THIS IS A REAL ESTATE PLAT AS PROVIDED
 FOR IN THE CHARTER OF THE CITY OF BALTIMORE
 BY THE CITY OF BALTIMORE FROM THE CITY OF BALTIMORE
 IN THE CITY OF BALTIMORE

CITY OF BALTIMORE

DEPARTMENT OF PUBLIC WORKS
 BUREAU OF PLANS & SURVEYS
 PROPERTY LOCATION DIVISION

WARD 4 SECTION 1
 BLOCK 581

B-2189

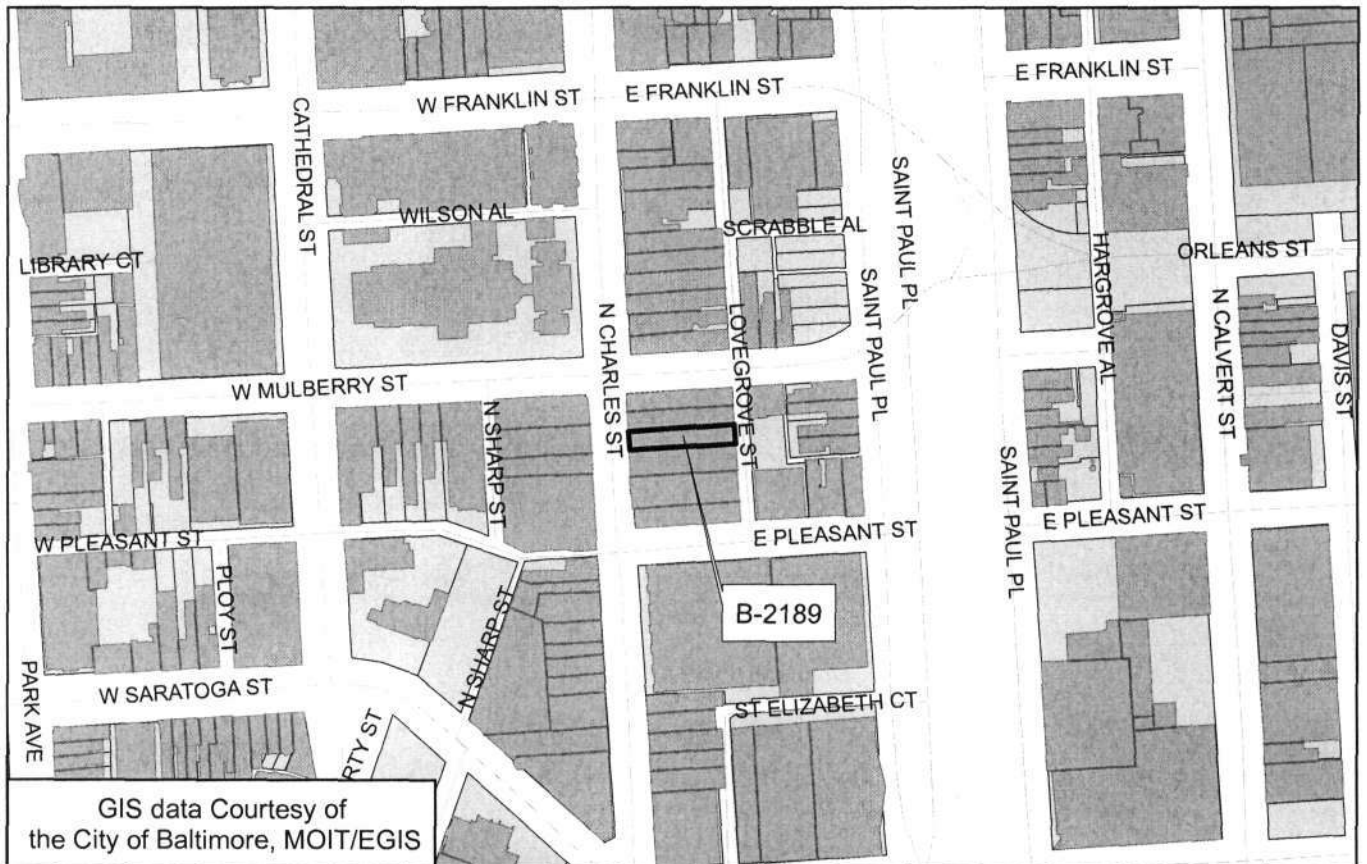
John C. Knipp & Sons Furniture Building (Hooper, Keifer and Cornell Law Offices)

343 N. Charles Street

Block 0581 Lot 010

Baltimore City

Baltimore East Quad





B-218

Belk 581
3413 N. Charles